

# KakaakoConnection

Vol. 17, No. 9 April 1996

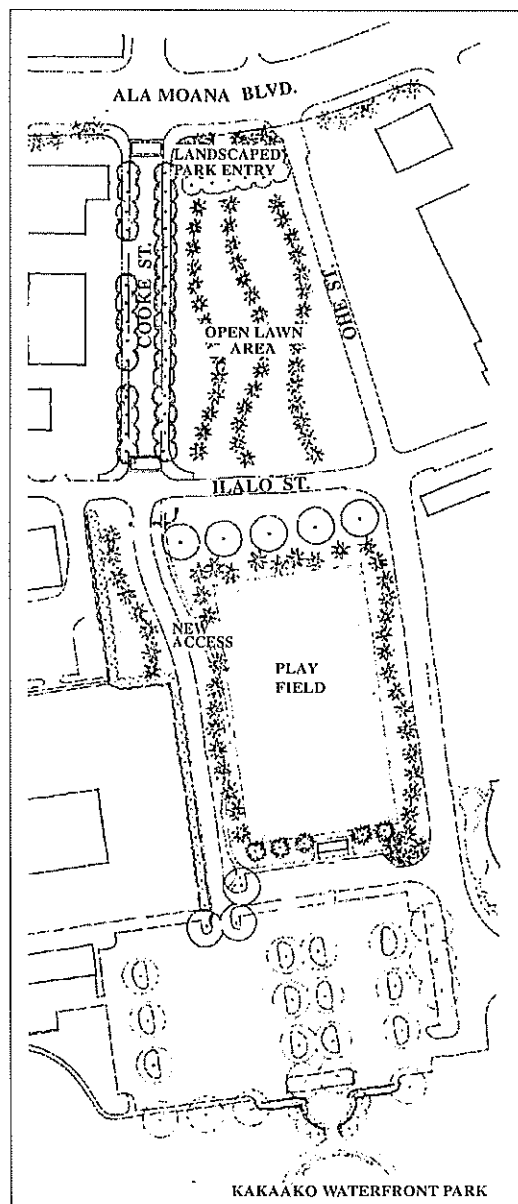
A Publication of the  
HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY



## KAKAAKO MAKAI GATEWAY PROJECT APPROVED BY AUTHORITY

Members of the Hawaii Community Development Authority (HCDA) have given their approval to proceed with the Kakaako Makai Gateway Project (also known as Improvement District 5) after a public hearing was held on March 13. The project will enhance access to the Kakaako Waterfront Park and effectively bring the Park out to Ala Moana Boulevard. Infrastructure enhancements, park and landscaping improvements, including a temporary comfort station, are planned. As proposed, new water, sewer and drainage systems will be installed along Cooke Street (from Ala Moana Boulevard to Ilalo Street). The Cooke Street right-of-way will be widened, and new driveways, sidewalks, walkways, curbs and gutters will be constructed. The existing overhead utility lines will be installed underground.

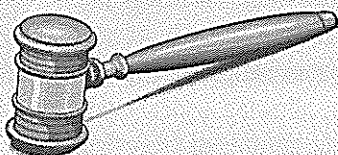
The park expansion involves a two-acre passive park on the block bounded by Ala Moana Boulevard, Cooke, Ilalo and Ohe Streets. A four-acre play field is also proposed on the block immediately Makai of Ilalo Street and Ewa of Ohe Street. The HCDA will advertise for bids for the Gateway project after it addresses concerns raised by HCDA members regarding the widening of Cooke Street. The second public hearing on the Gateway project will be held after bids are opened and the final assessments are determined. The HCDA hopes to start construction by the Fall of 1996.



### A NOTE ABOUT THIS & FUTURE ISSUES...

Because the past few issues of THE KAKAAKO CONNECTION were mailed out later than usual, we've skipped the March 1996 issue and dated this issue as April 1996. You will continue to receive this newsletter every month, but due to suggestions from our readers and to keep the dating of each issue current, future newsletters will be dated for the month ahead. We apologize for the lateness of the February issue and we hope it did not cause too much inconvenience for you.

### HAWAII COMMUNITY DEVELOPMENT AUTHORITY Regular Meeting April 10, 1996 2:00 p.m. 677 Ala Moana Blvd. Suite 1000 Conference Room



#### Action Item:

- o Approval of request for proposal process for the former Ala Moana Sewage Pump Station site.
- o Approval of mortgage for Basin Project, Inc. (Kewalo Basin).

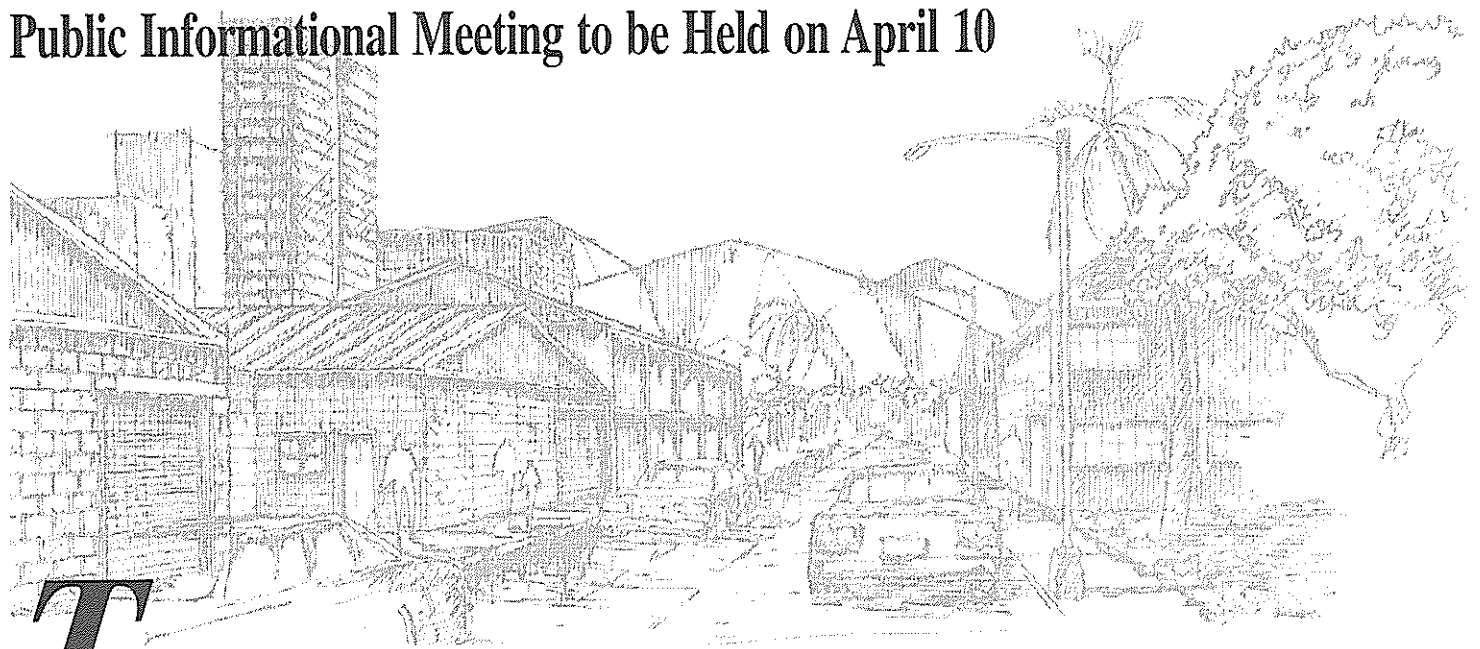
#### Information Item:

- o Review of industrial requirement for development in Kakaako.

Note: Agenda items are tentatively set at the time of newsletter printing. Call the HCDA office for more information.

# HCDA'S INDUSTRIAL SPACE REQUIREMENT UNDER PRELIMINARY REVIEW

## Public Informational Meeting to be Held on April 10



**T**he Hawaii Community Development Authority (HCDA) is currently evaluating its industrial requirement policies for Kakaako, and it is formulating potential alternatives to address issues, problems and the effectiveness of the requirement. The Authority will hold a public information meeting on the industrial requirement on April 10, 1996 at 2:00 p.m. to hear the public's concerns and comments on the subject. The meeting will be held in conjunction with the regular HCDA monthly meeting at 677 Ala Moana Boulevard, Conference Room 1000. Following is a brief summary of the HCDA's preliminary review and possible alternatives relating to the industrial requirement. More complete background information is available at the HCDA office.

In creating the HCDA in 1976, the State Legislature directed that Kakaako's redevelopment plan include residential, commercial, industrial and other uses. It also urged that existing and future industrial uses be permitted and encouraged in appropriate locations within Kakaako. HCDA's implementation of these directives resulted in an industrial requirement of 0.3 FAR (floor area ratio) of industrial uses for new developments in Kakaako.

Several changes to the industrial requirement have been made over the past 10 years. Relocated commercial and industrial uses were allowed in lieu of the industrial requirement, and the list of permitted industrial uses was expanded. This change came about because of feasibility and compatibility difficulties faced by developers in satisfying the industrial requirement. Two years ago, the HCDA initiated a density bonus of up to 0.3 FAR for any development providing the required industrial use rather than the relocated commercial uses.

To date, several concerns have been raised regarding the feasibility, the design/compatibility and the need to provide the required industrial space in base-zone and planned developments in Kakaako. Concerns have also been voiced on the relocated commercial and industrial option, since it appears this option has benefited only commercial users.

In evaluating the current and possible alternative industrial requirements, the HCDA staff has focused on whether the 1976 State Legislature's guidance policies for Kakaako are still appropriate and feasible under the current development conditions. According to HCDA Director of Planning and Development Alex Achimore, the HCDA needs to determine whether industrial uses will continue to be mandated, and in effect subsidized, or simply encouraged. "We are also considering whether the relocated commercial option is consistent with legislative intent, and we need to determine what form industrial development should take and how current and future industrial needs can be met within the overall redevelopment of Kakaako," he explains.

The HCDA has developed several *preliminary* alternatives to amend the industrial requirement. These alternatives include:

- o Incentive-Based Industrial Requirement—Industrial uses would continue to be permitted but not required of any new development. An incentive system that could offer additional density to developments providing industrial space would encourage the continuation of industrial activities.

- o Density Transfer—This alternative would preserve industrial uses at appropriate locations in Kakaako by allowing, under certain conditions, excess density or FAR to be transferred to another

*Continued from Page 3*

## KAKAAKO IMPROVEMENT ASSOCIATION'S ANNUAL CHARITY GOLF TOURNAMENT TO BENEFIT THE FAMILY PEACE CENTER

**T**he Kakaako Improvement Association (KIA) will hold its fifth annual charity golf tournament at the Pearl Country Club on May 8, 1996. Net proceeds from the tournament will benefit the Family Peace Center, a non-profit counseling center (located in Kakaako) dedicated to educating people about domestic violence and to promoting peace in Hawaii's families. The KIA invites interested golfers to participate in the tournament, which will have a check-in at 11:30 a.m. and a shotgun start at 12:30 p.m.

Since its creation five years ago, the KIA charity golf tournament has benefited numerous organization including: KCAA's Muriel Pre-School, the Alzheimer's Disease & Related Disorders Association, HUGS (Help, Understanding & Group



Support for Hawaii's Seriously Ill Children & Their Families), the Historic Hawai'i Foundation and the Hawaii Children's Museum. The deadline for entries in the 1996 tournament is April 30. Only a limited number of teams will be allowed and persons interested in entering should call Allen Miyakado, Tournament Chair, at Central Pacific Bank, telephone 544-0525. This year's tournament's format will played in the three person 1-2-3 best ball, stable ford. It will feature a maximum handicap of 24 for men and 30 for women. The tournament entry fee is \$125 per person and \$375 per team. The fee includes two mulligans per person, sandwiches and drinks at noon, and an awards banquet at the Pearl Country Club following the game.

## MOANALUA HIGH SCHOOL STUDENTS PLAN KAKAAKO WATERFRONT PARK CLEAN-UP

**S**tudents from Moanalua High School's Spanish, Japanese, Hawaiian and Multi-Cultural Clubs have volunteered to join forces to perform a litter clean-up of the Kakaako Waterfront Park. The event will take place on Sunday, April 28. The 30-acre Kakaako Waterfront Park, located on the Kakaako peninsula, has become a popular recreational facility since it was developed by the HCDA and opened to the public in 1992. According to the project's organizer, Spanish Club Service Committee Chairperson Nadia Oribio, "The purpose of the clean-up activity is to serve the Honolulu community and to foster fellowship among Moanalua High School students. The event will also help the students to learn about other cultures. Following the clean-up, the clubs will share a potluck lunch and participate in cultural



activities." The clubs are advised by Jean Crosier, Gina Nakahara, Claire Manutai, Charlene Hosokawa, and Chris Marcello.

## INDUSTRIAL REQUIREMENT UNDER REVIEW

*Continued from Page 2*

development lot. Density transfer would create a means of providing additional ways to fulfill the industrial requirement or to encourage industrial uses.

o Reduction of Industrial Requirement—The current industrial requirement would remain but the 0.3 FAR minimum would be reduced.

o Urban Design—Industrial uses would continue to be permitted and required of any new development. However, building envelopes, street set-backs and open space could be modified to allow the inclusion of industrial uses to become more feasible.

# RelocationSpace

As a service to Kakaako businesses, following are listings of available commercial/industrial spaces on Oahu and where to call for more information. Information for possible inclusion in this column is welcome. Call Irene Iha at 587-2870 or write to the HCDA office by the 10th of each month.

## KAKAAKO

- o 650 Ala Moana Blvd, 520 sf & 1,062 sf ofc, call Aleksandra Napier (S) 523-9745, Monroe & Friedlander.
- o 1) 660 Ala Moana Bldg: 785 sf-4,500 sf ofc, 4,137 sf ret; 2) 680 Ala Moana Bldg: 205 sf-4,000 sf ofc, \$1.95/sf gross; call Omni Investment 523-1822.
- o 670 Auahi St, 1,877 sf ofc @ \$1.50/sf nnn, 3 prkg, 7,562 sf whse @ \$1.00/sf nnn, 8 prkg; est \$0.57/sf CAM (inc. a/c, elect, RPT, HCDA asmt); 3,976 sf whse, 3 prkg & 22,167 sf whse, 8 prkg, \$0.65/sf nnn, est \$0.32/sf CAM (inc. RPT, HCDA asmt), call 599-4300, ext. 10.
- o Auahi Bus Ctr, ind: 2,100 sf @ \$0.95/sf net; ofcs: from 118 sf from \$300/mo gross; ret: 800 sf @ \$1.70/sf nnn; call Omni Investment 523-1822.
- o 614 Cooke St, 800 sf-2,200 sf ret @ \$2.50/sf; 1,000 sf-2,000 sf ofc @ \$1.25/sf; 1,700 sf whse @ \$0.75/sf; all—nnn, prkg, call Steve Yago 599-5039, Landmark Commercial.
- o 547 Halekauwila St, 695-700 sf-1,126 sf ofc, low rent, new paint/carpet, call Cindy Condon (S) 523-9761, Monroe & Friedlander.
- o 438 Kamakee St, 3,757 sf whse @ \$0.95/sf nnn; 3,000 sf ofc @ \$1.25/sf nnn; call Palama Ventures 591-0201.
- o 711 Kapiolani Blvd, 1) est 7,999 usf, est 8,696 rsf, \$1.60/rsf; 2) est 7,999 usf, est 8,696 rsf, \$1.70/rsf; both—gross, to 4/8/2000, prkg, avail nego, call Brandon Severson (S), Ray Hulick (B), 521-8812 Commercial Real Estate Services.
- o 770 Kapiolani Blvd, 492 sf-5,000 sf ofc; 2,872 sf whse; call Dave Blanchard 592-4818, Waterhouse Properties.
- o 705-715 S. King St, 2,002 rsf grd fl ret/ofc; 5,142 rsf ofc; call Cali Gullion (B) 523-9743, Aleksandra Napier (S) 523-9745 Monroe & Friedlander.
- o 670 Queen St, 5,795 sf a/c ofc/whse, 2,044 sf whse, call Dave Blanchard 592-4818, Waterhouse Properties.
- o 826 Queen St, commercial spaces, est 7,200 sf 2nd fl @ \$0.95/sf, est 3,400 sf 1st fl @ \$1.10/sf, both—gross + util, 5yrs, may lease separate, 10 prkg, a/c, bathrooms, avail for sale, call Gerald Morihara (R) 734-1298, GM Associates.
- o 1050 Queen St, Kamakee Vista, 1,326 sf imprvd ofc, prkg, call Charlene Shiroma (B) 523-9714, Monroe & Friedlander.
- o 736 South St, 756 sf 2nd fl ofc, \$1.20/sf nnn, est \$0.41/sf CAM, 5yrs/more, prkg, call Brandon Severson (S), Ray Hulick (B) 521-8812, Commercial Real Estate Services.
- o 1019 Waimanu St, 500 sf-1,300 sf ofc, \$1.65/sf nnn, pleasant bldg, ample prkg, call Dennis Wiens 599-5039, Landmark Commercial.
- o 1166 Waimanu St, est 930 sf ofc, \$1.85/sf gross, 3yrs/more, sublease, call Brandon Severson (S), Ray Hulick (B), 521-8812 Commercial Real Estate Services.
- o Ward Court, 1) 250 Ward Ave: 585 sf-1,620 sf ofc; 2) 320 Ward Ave: 288 sf-2,610 sf ofc; tenant/cust prkg, call Shan-Ling "Janice" Wu (RA) 536-7881, Vonlee Cham & Assoc.
- o 542 Ward Ave, 3,000 sf free stand retail bldg for lease, \$2.45/sf nnn, \$0.49/sf CAM, corner lot, excel exposure, call Mike Wilson 599-7313.
- o Waterfront Plaza, home of Restaurant Row: 1) 683 sf-25,000 sf ofc, from \$2.25/sf gross; 2) 2,800 sf restaurant, full kitchen, make offer; call Stark Properties 521-8831.

- o Waterfront Towers Mart: 350 sf-1,000 sf, \$1.90/sf gross, call Stark Properties 521-8831.
- o 1) 5,000 sf land area, 3,000 sf grd & 2nd fl whse, free stand bldg; 2) 1,182 sf grd fl & 706 sf 2nd fl whse; call Lionel Low, CCIM 596-2066.

## OTHERS

- o Downtown, 102 N. King St, 425 sf new ofc, \$1.85/sf, call Doris Chan 845-4623.
- o Downtown, 838 S. Beretania St, 1,200 sf-13,265 sf ofc, call Robert Cham (RA) 536-7881, Vonlee Cham & Assoc.
- o Iwilei, 916 Kaaahi Pl, 6,140 sf hi-cube whse, 6,332 sf a/c ofc, 12,621 sf land area, \$10,006.40/mo nnn, \$0.16/sf CAM, 5yrs min, call Brandon Severson (S), Ray Hulick (B) 521-8812, Commercial Real Estate Services.
- o Iwilei, 4,078 sf, was kitchen op, drain/power, call Lionel Low, CCIM 596-2066.
- o Kapiolani, 1610 Kanunu St, est 881 sf grd fl comm/ofc, \$1.75/sf gross, 3-5yrs, prkg, call Cynthia Okubo (RA), Rochelle Oyama (RA), H & K Assoc. 593-2764.
- o Kapiolani, 1331 Makaloa St, 942 sf grd fl ofc/ret, \$1.25/sf nnn, est \$0.75/sf op exp, call Ray Hulick (B), Brandon Severson (S), 521-8812 Commercial Real Estate Services.
- o Kapiolani, 1666 Kalaauokalani Wy, 700 sf 2nd fl ofc/ret, a/c, restroom, shwr, guest prkg, call Travis Duggan (S), Daniel Knoke (S), 523-9716 Monroe & Friedlander.
- o Kapiolani, 1316 Kaumualii St, 3,500 sf 2nd fl lg open space/ofc, \$0.71/sf nnn, 5 prkg, a/c, parquet flrs, good for dance studio/church, call Sherry Meyer (RA) 531-4087.
- o Kalihi, 1724 Kahai St, 2,400 sf whse w/2,120 sf ofc & 6,000 sf yd, price nego, reasonable offers, call Yett Management 848-0988.
- o Kalihi, 429/419 Waiakamilo Rd, 1) whse: 4,845 sf, may combine w/3,500 sf, both @ \$0.75/sf nnn; whse & str front ret: 12,000 sf-20,000 sf from \$0.75/sf; 2) ofc: 240 sf-1,850 sf @ \$1.10/sf nnn, free prkg; call Yett Management 848-0988.
- o Kalihi, 1) Dillingham Blvd, 5,000 sf whse + 3,214 sf mezz; 4,944 sf whse + 590 sf ofc + 1,606 sf mezz; 2) 1728-B Homerule St, 2,910 sf whse + 1,190 sf ofc; 3) 42,603 sf vacant IMX-1 lot, \$0.30/sf; 4) 5,000 sf empty lot; call Lionel Low, CCIM 596-2066.
- o Kalihi, 1) 1,126 sf storage sp, priv restroom, roll-up; 2) 3,500 sf concrete whse + 500 sf a/c ofc, kitchenette, restroom/shwr; 3) for sale (FS), 10,000 sf corner lot, 4,600 sf whse; call Marcia Moreno (B) 831-5060, The Realty Group.
- o Kalihi, 1001/1007 Dillingham Blvd, 450 sf-1,000 sf ofc; 1,800 sf-5,150 sf whse; 450 sf-900 sf shwrn/ret; 900 sf ofc/mfg, free rent; call Travis Duggan (S) 523-9716, Monroe & Friedlander.
- o Kalihi, 2200 Kamehameha Hwy, 676 sf-4,726 sf ofc, complete renovated, a/c, free cust prkg, call Jamie Brown (S) 523-9751, Linette Tam (S) 523-9762, Monroe & Friedlander.
- o Mapunapuna, 13,000 sf lot w/7,500 sf hi-cube shed area, fenced and paved, automotive okay, call Marcia Moreno (B) 831-5060, The Realty Group.
- o Mapunapuna, 1) 3,180 sf & 2,400 sf whse, rent reduced; 2) est 5,100 sf foot print, est 4,500 sf whse, 600 sf grd fl ofc, 800 sf 2nd fl ofc; call Lionel Low, CCIM 596-2066.
- o Halawa, 3,000 sf-6,000 sf, built to suit, completion date end of '96, call Marcia Moreno (B) 831-5060, The Realty Group.
- o Pearlridge, 21,039 sf or part, I-2 zoned land, reasonable rent, call Vahe Kenadjian (R) 735-0179, 539-9600, 539-9613, McCormack Properties.
- o Waipahu, 94-296 Pupuole St, 1,575 sf whse @ \$0.65/sf; 900 sf mezz @ \$0.20/sf; 1,450 sf whse + 483 sf ofc + 242 sf mezz; lessor motivated, call Lionel Low, CCIM 596-2066.

### THE KAKAAKO CONNECTION

is a publication produced by the  
**HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY**

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